

32 AT 31-HENKE CENTER
PRIMARY PLAT

PLANS PREPARED FOR: PLANS PREPARED BY:

HENKE DEVELOPMENT GROUP
1. S. RANGELINE ROAD
CARMEL, IN 46032
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STATEMENT: SEWER - TO BE PROVIDED BY WESTFIELD PUBLIC WORKS.

STORM SEWER - THE PROJECT FALLS WITHIN THE COOL CREEK WATERSHED. AN ONSITE POND WILL COLLECT DRAIN WATER FROM ONSITE AND OUTLET VIA AN 18" PIPE UNDER SUN PARK DRIVE

WATER - TO BE PROVIDED BY WESTFIELD PUBLIC WORKS.

ELECTRIC - TO BE PROVIDED BY DUKE ENERGY. 3 PHASE IS AVAILABLE.

GAS - TO BE PROVIDED BY CITIZENS GAS.

ZONING - GB (GENERAL BUSINESS)

MINIMUM SETBACK LINES -

FRONT YARD - 60'
- 30' MINIMUM/120' MAXIMUM ALONG S.R. 32 FRONTAGE

SIDE YARD - 60' WHEN ABUTTING A RESIDENTIAL AREA

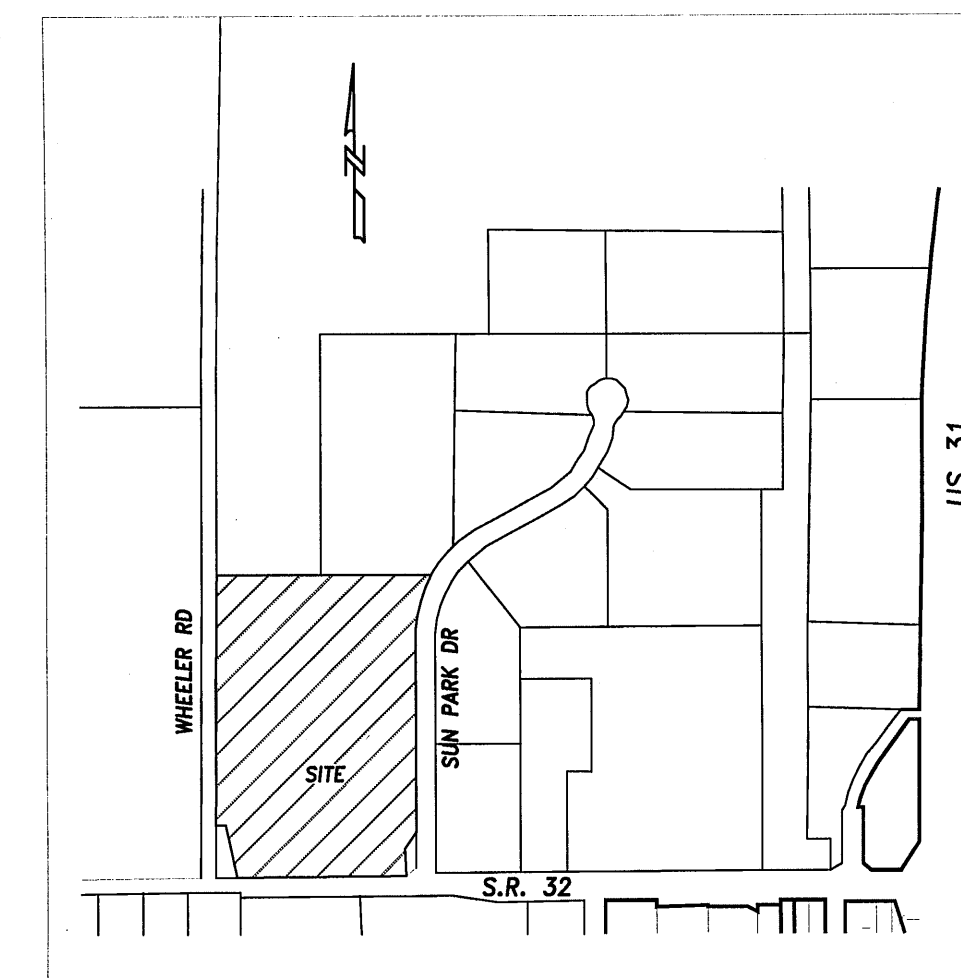
REAR YARD - 20'

CONTOUR LINES OBTAINED FROM HAMILTON COUNTY DIGITAL GIS MAPPING

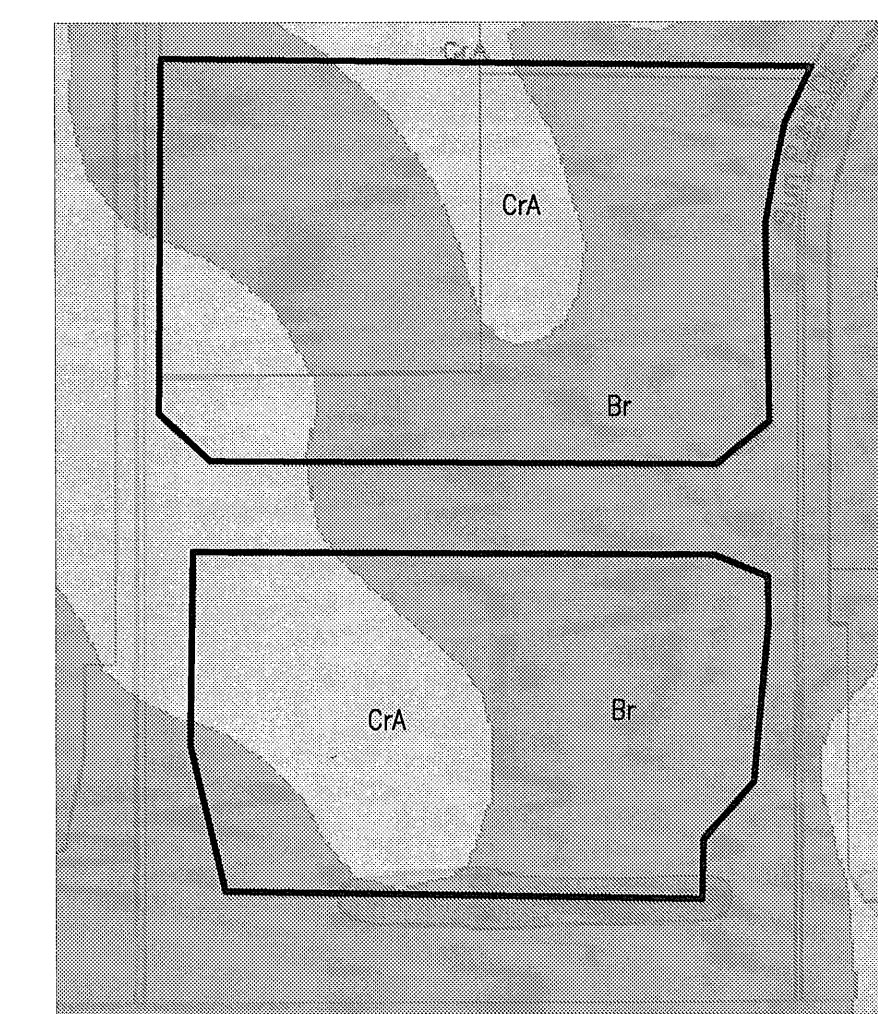
SCALE: 1" = 50'

A horizontal scale bar with a black and white alternating pattern. It is marked with the numbers 0, 25, 50, and 100, representing feet. The total length of the bar is 100 feet.

DATE: MARCH 20, 2013



LOCATION MAP



SOILS TYPE LEGEND
Br BROOKSTON SILTY CLAY LOAM
C/A CROSSBY SILT LOAM, 0 TO 2 % SLOPES

SOIL MAP

BROOKS SITE SLY CLAY LOW-

1. THIS SOIL IS DARK GREY BROWN, SILTY IN TEXTURE, IT IS DEEP AND VERY POORLY DRAINED WITH MODERATE PERMEABILITY. IT HAS HIGH AVAILABLE WATER FOR PLANT GROWTH AND HIGH ORGANIC MATTER CONTENT, IT HAS COMPACT TILL, STARTING AT A DEPTH OF 40 TO 60 INCHES. THE MAIN SOIL FEATURES THAT AFFECT THE URBAN PLANT GROWTH ARE SEASONAL HIGH WATER TABLE, HIGH POTENTIAL FROST ACTION, MODERATE SHRINK-SWELL POTENTIAL, MODERATE PERMEABILITY AND POISED SURFACE WATER.

2. BECAUSE OF THESE ENGINEERING LIMITATIONS THIS SITE WILL BE CONSTRUCTED AS FOLLOWS. ANY DEVELOPMENT WITHIN THE JURISDICTION OF THE TOWN OF WESTFIELD SHOULD BE SUBJECT TO THE FOLLOWING REQUIREMENTS. THE FOLLOWING SPECIAL CONSIDERATIONS WILL HAVE TO BE IMPLEMENTED TO REDUCE FAILURE OF CONSTRUCTION. ALL BUILDINGS WILL BE OF LARGE SLAB TYPE CONSTRUCTION, FOUNDATIONS SHOULD BE CONSTRUCTED TO A MINIMUM OF 4 FEET BELOW THE PRESENT SURFACE. FOOTINGS SHALL BE CONSTRUCTED. ALL ROADS WILL HAVE ADEQUATE SUB-BASE. ALL BASE MATERIALS WILL BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL. ALL UTILITY OWNERS SHALL BE PUBLIC AND THEREFORE NO SEPTIC

CROSBY SILT LOAM, 0-3 PERCENT SLOPES—

1. THIS SOIL IS DARK GRAYISH BROWN SILT LOAM ABOUT 8" THICK, SILTY IN TEXTURE AND ON LOCATED ON SLIGHT RISES ON BROAD, UNDULATING TILL PLAINS. IT IS DEEP AND SOMEWHAT POORLY DRAINED WITH SLOW PERMEABILITY. IT HAS HIGH AVAILABLE WATER FOR PLANT GROWTH AND MEDIUM ORGAINIC MATTER CONTENT. THE SOIL HAS COMPACT TILL STARTING AT A DEPTH BETWEEN 20-40 INCHES. THE MAIN SOIL FEATURE THAT AFFECT URBAN DEVELOPMENT USES ARE SEASONAL HIGH WATER TABLE, MODERATE SHRINK SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION AND SLOW PERMEABILITY.

2. BECAUSE OF THESE ENGINEERING LIMITATIONS THIS SITE WILL BE CONSTRUCTED AS FOLLOWS. ANY DEVELOPMENT WITHIN THE JURISDICTION OF THE TOWN OF WESTFIELD AND HAMILTON COUNTY WILL HAVE TO ABIDE BY THE APPLICABLE ORDINANCE. SPECIAL CONSIDERATIONS WILL HAVE TO BE IMPLEMENTED TO REDUCE FAILURE OF CONSTRUCTION. ALL BUILDINGS WILL BE OF LARGE SLAB TYPE CONSTRUCTION. IN CASES WHERE A HIGH WATER TABLE IS PRESENT SPECIAL FOOTINGS SHALL BE CONSTRUCTED. ALL ROADS WILL HAVE ADEQUATE SUB-BASE, THE BASE MATERIAL WILL BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL. ALL SANITARY SEWERS SHALL BE PUBLIC AND THEREFORE NO SEPTIC SYSTEMS SHALL BE ALLOWED.

1. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE: MODERATE POTENTIAL FROST ACTION, MODERATELY LOW PERMEABILITY, MODERATE SHRINK-SWELL POTENTIAL, AND LOW STRENGTH. EROSION IS A HAZARD DURING CONSTRUCTION. THIS SOIL IS SUITABLE FOR BUILDING SITES, BUT SLOPE, CLAYING TEXTURE, SHRINKING AND SWELLING, AND LOW STRENGTH ARE MODERATE LIMITATIONS THAT NEED TO BE OVERCOME. LOW STRENGTH IS A SEVERE LIMITATION TO THE USE OF THIS SOIL FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

"This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report"

This instrument prepared for:

Henke Development Group

1 South Rangeline Road, Carmel, IN
(317) 439-2731

LOCATION: I:\2012\120391\Surveying\120391.dwg
LAYOUT: Primary Plot
DATE/TIME: April 10, 2013 - 1:09pm
PLOTTER: HP DesignJet 500